

325 5732

146c.

CHARDONNAY PLACE

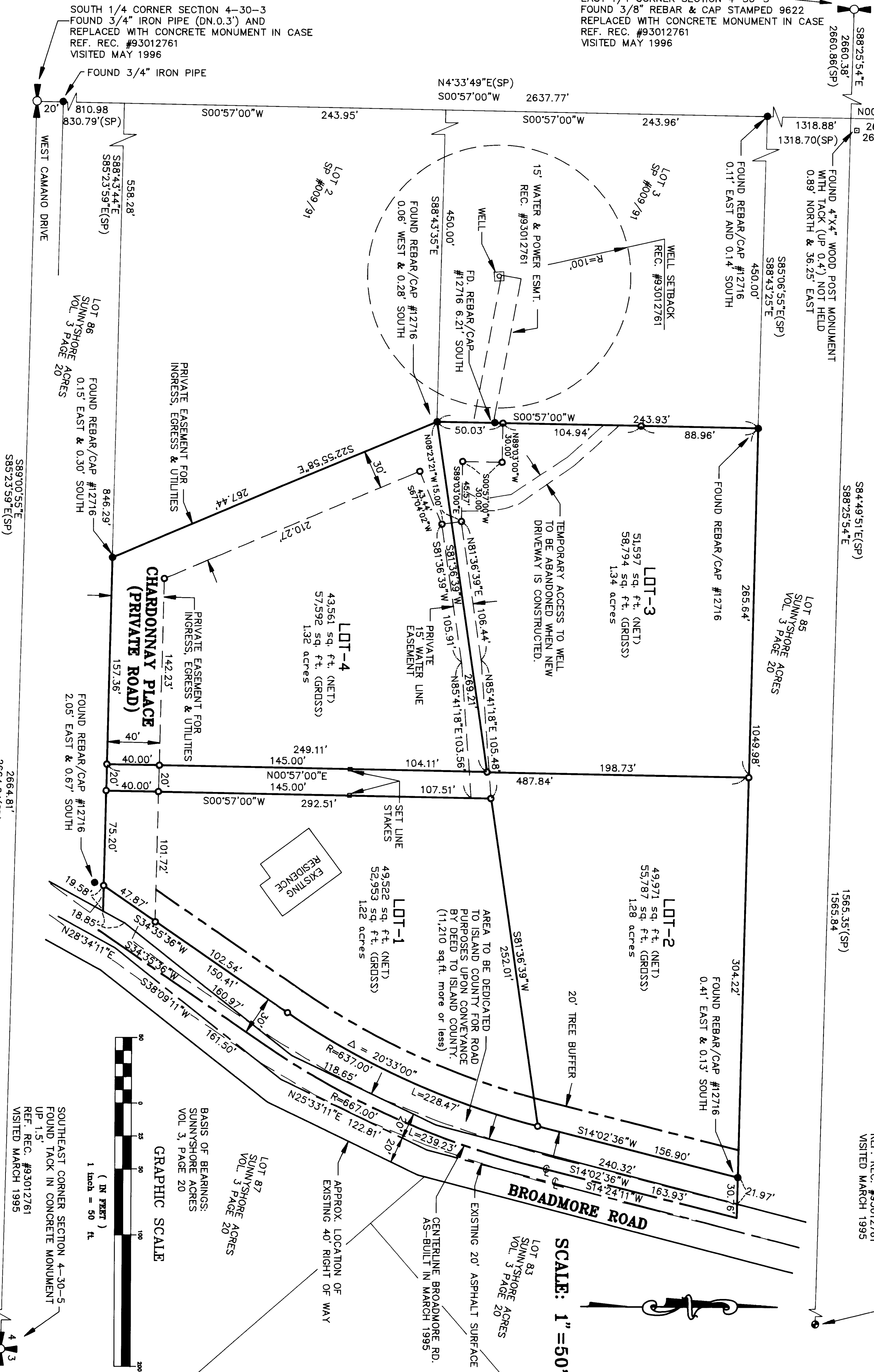
PTN. SW1/4, SE1/4, SEC. 4, T30N, R3E, W.M.

FOUND CONCRETE MONUMENT
IN CASE AT CENTERLINE
WEST CAMANO DRIVE
HELD AS CENTER SECTION LINE.
REF. REC. #93012761
VISITED MARCH 1995

NORTH 1/4 CORNER SECTION 4-30-5
FOUND TACK IN CONCRETE MONUMENT
UP 0.4'
REF. REC. #93012761
VISITED MARCH 1995

EAST 1/4 CORNER SECTION 4-30-3
FOUND 3/8" REBAR & CAP STAMPED 9622
REPLACED WITH CONCRETE MONUMENT IN CASE
REF. REC. #93012761
VISITED MAY 1996

SOUTH 1/4 CORNER SECTION 4-30-3
FOUND 3/4" IRON PIPE (DN.0.3') AND
REPLACED WITH CONCRETE MONUMENT IN CASE
REF. REC. #93012761
VISITED MAY 1996



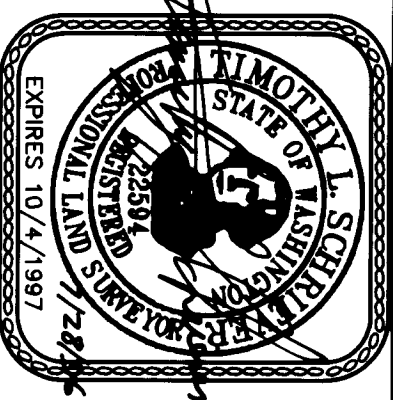
LEGEND

(SP) DENOTES SHORT PLAT #009/91
SET 1/2" X 2 1/2" IRON ROD WITH
CAP STAMPED "ALLIANT 22594"
(SD) DENOTES SHORT PLAT #9-91.2

NOTE:
INSTRUMENTATION FOR THIS SURVEY WAS A NIKON
TOTAL STATION DTM A-10, SERIAL NO. 540312.
PROCEDURES USED WERE FIELD TRAVERSE, ANGLE
AND COMPASS RULE ADJUSTMENT, MEETING OR
EXCEEDING STANDARDS SET BY WAC-352-150-090.

ADDRESSES
LOT 1: 1061 E. CHARDONNAY PLACE
LOT 2: 1059 E. CHARDONNAY PLACE
LOT 3: 1023 E. CHARDONNAY PLACE
LOT 4: 1051 E. CHARDONNAY PLACE

**ALLIANT ENGINEERING
& LAND SURVEYING, INC.**
P.O. BOX 2596
WOODINVILLE, WA 98072
(206) 486-1063



SCALE: 1"=50'
DATE: 7/28/96
AELS PROJECT NO.
95010
SHEET
2 OF 2

THE PLAT OF
CHARDONNAY PLACE
PORTION OF THE SW 1/4 OF THE SE 1/4, SECTION 4, T.30N., R.3E., W.M.
ISLAND COUNTY, WASHINGTON

LEGAL DESCRIPTION:

LOT 1 OF ISLAND COUNTY SHORT PLAT NO. 9/91 AS RECORDED UNDER AUDITOR'S FILE NO. 93012261 AND IN VOLUME 2 OF SHORT PLATS, PAGE 407, RECORDS OF ISLAND COUNTY, WASHINGTON, BEING A PORTION OF LOT 86, PLAT OF SUNNYSHORE ACRES, AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 20, RECORDS OF ISLAND COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF ISLAND, STATE OF WASHINGTON.

CERTIFICATE OF TITLE

THE CERTIFICATE OF TITLE WAS RECORDED ON THE 15th DAY OF AUGUST, 1996, IN VOLUME 714, PAGE 1170, UNDER AUDITOR'S FILE NO. 96014394, RECORDS OF ISLAND COUNTY, WASHINGTON.

OWNER'S ACKNOWLEDGEMENT:

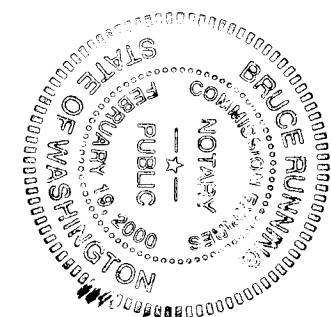
KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, THE UNDERSIGNED APPLICANTS HEREBY CERTIFY THIS PLANNED RESIDENTIAL DEVELOPMENT IS MADE AS OUR FREE AND VOLUNTARY ACT AND DEED.

IN WITNESS WHEREOF WE SET OUR HANDS AND SEALS.

RONALD N. COSTER

CAROLYN S. COSTER

CRAIG CORLISS



STATE OF WASHINGTON
COUNTY OF Snohomish

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT RONALD N. COSTER AND CAROLYN S. COSTER, HUSBAND AND WIFE, SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES & PURPOSES THEREIN MENTIONED.

DATED 7/30/96
SIGNATURE OF Craig Corliss
NOTARY PUBLIC
RESIDING AT Wayside
MY APPOINTMENT EXPIRES 2/11/2000

STATE OF WASHINGTON
COUNTY OF Snohomish

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT CRAIG CORLISS, SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES & PURPOSES THEREIN MENTIONED.

DATED 7/30/96
SIGNATURE OF Craig Corliss
NOTARY PUBLIC
RESIDING AT Marysville
MY APPOINTMENT EXPIRES 2/11/2000

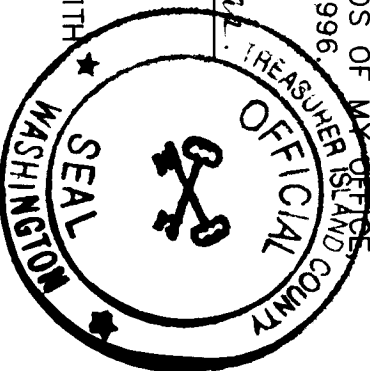


- RESTRICTIONS:
1. DIRECT VEHICULAR ACCESS TO BROADMORE FROM LOT(S) 1-4 IS RESTRICTED TO THE COMMON EASEMENT(S) SHOWN HEREON.
 2. NO BLOCKING OR DIVERTING OF EXISTING NATURAL OR MAN-MADE DRAINAGE WAYS IS PERMITTED.
 3. ISLAND COUNTY HAS NO RESPONSIBILITY TO IMPROVE OR MAINTAIN THE PRIVATE ROADS CONTAINED WITHIN OR PRIVATE ROADS PROVIDING ACCESS TO THE PROPERTY DESCRIBED IN THIS DEVELOPMENT.
 4. APPROVAL OF THIS SUBDIVISION DOES NOT GUARANTEE THE ISSUANCE OF ON-SITE SEWAGE DISPOSAL SYSTEM PERMITS OR THE AVAILABILITY OF POTABLE WATER.
 5. NO FURTHER SUBDIVISION OF THE LOTS WITHIN THIS PLAT SHALL BE ALLOWED UNLESS PROVISIONS ARE MADE FOR A TEN (10) FOOT VEGETATIVE BUFFER BETWEEN THE COMMON ACCESS EASEMENT SHOWN HEREON AND THE SOUTH PROPERTY LINE.
 6. A TWENTY (20) FOOT BUFFER IS ESTABLISHED ON LOTS 1 AND 2 ALONG AND PARALLEL WITH BROADMORE AVENUE. ALL LARGE TREES WITHIN SAID BUFFER SHALL BE PRESERVED, UNLESS THERE IS A SAFETY RISK OR A PLANT IS DISEASED. TRIMMING AND/OR REMOVAL OF UNDERBRUSH IS PERMITTED.
 7. ACCESS TO BROADMORE AVENUE FROM CHARDONNAY PLACE IS PERMITTED UNDER ACCESS PERMIT NO. A-18136.
 8. COMMERCIAL CAMPS ARE NOT ALLOWED. THE SUBJECT PROPERTY MAY BE USED FOR PRIVATE PURPOSES ONLY PER DEED IN VOLUME 73 OF DEEDS, PAGE 553.
 9. EASEMENT GRANTED BY NORMAN F. BATES AND ROLAND H. HEATLE TO PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY BY INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 95179 AND 95181.
 10. DECLARATION OF EASEMENT, COVENANTS, RESTRICTIONS AND RESERVATIONS INCLUDING THE TERMS, PROVISION AND ASSESSMENTS CONTAINED IN INSTRUMENT RECORDED UNDER RECORDING NO. 93010404.

TREASURER'S CERTIFICATE:

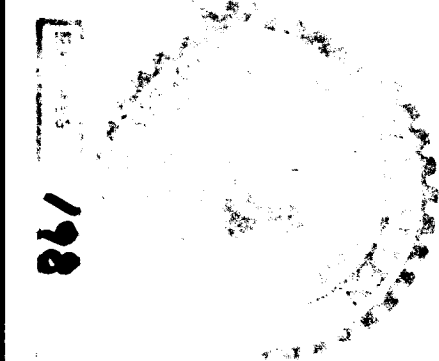
ALL TAXES LEVIES WHICH HAVE BECOME A LIEN UPON THE LANDS DESCRIBED HEREIN, HAVE BEEN FULLY PAID AND AND DISCHARGED ACCORDING TO THE RECORDS OF WASHINGTON INCLUDING TAXES FOR THE CURRENT YEAR, 1996. 58246-00-00000-3

SIGNATURE AND SEAL



ENGINEER'S APPROVAL
EXAMINED AND APPROVED IN ACCORDANCE WITH RCW 58.1760(1) AND CHAPTER 11.01 ICC. THIS 12th DAY OF August, 1996.

ISLAND COUNTY ENGINEER



AUDITOR'S CERTIFICATE

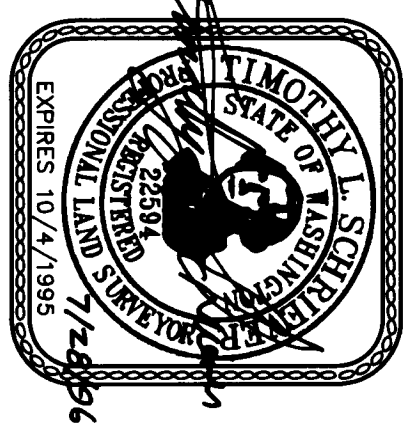
FILED FOR RECORD THIS 15th DAY OF August, 1996 AT 8:30 A.M. IN BOOK 73 OF PLANNED RESIDENTIAL PLATS BEGINS PAGE 145 UNDER AUDITOR'S FILE NO. 96014394 RECORDS OF ISLAND COUNTY, WASHINGTON.

Deborah S. Allen, Auditor
COUNTY ADDITOR

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF ISLAND COUNTY AND THE WASHINGTON STATE SURVEY RECORDING ACT AT THE REQUEST OF RON COSTER & CRAIG CORLISS IN MAY, 1996.

Timothy L. Schriever
TIMOTHY L. SCHRIEVER CERT. NO. 22594



ALLIANT ENGINEERING
& LAND SURVEYING, INC.

P.O. BOX 2596
WOODINVILLE, WA 98072
(806) 485-1063

DATE: 7/28/96

AES PROJECT NO.
95010

SHEET
1 OF 2